

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY  
RE: FINAL DESIGNATION OF FRANK FERNANDEZ  
PROPOSED DISPOSITION OF PARCEL P-13C

IN THE CHARLESTOWN URBAN RENEWAL AREA  
PROJECT NO. MASS. R-55

WHEREAS the Boston Redevelopment Authority, hereinafter referred to as the "Authority" has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance to the hereinafter identified project; and

WHEREAS the Urban Renewal Plan for the Charlestown Urban Renewal Area, Project No. Mass. R-55, hereinafter referred to as the "Project Area", has been duly reviewed and approved in full compliance with local, state and federal law; and

WHEREAS the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion, or national origin; and

WHEREAS Frank Fernandez has expressed an interest in and has submitted a satisfactory proposal for the development of Disposition Parcel P-13C in the Charlestown Urban Renewal Area; and

WHEREAS the Authority is cognizant of Chapter 30, Sections 61 and 62 of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Frank Fernandez be and hereby is designated as redeveloper for Disposition Parcel P-13C in the Charlestown Urban Renewal Area, subject to:

- a. Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development.
- b. Publication of all public disclosures and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Act of 1949, as amended;
- c. Completion of improvements within 6 months from date of conveyance.

2. That disposal of said parcel by negotiation is the appropriate method of making land available for redevelopment.



3. That it is hereby determined that Frank Fernandez possesses the qualifications and financial resources necessary to undertake the development of this land in accordance with the urban renewal plan.

4. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

5. That the Director is hereby authorized for and in behalf of the Boston Redevelopment Authority to execute and deliver a Land Disposition Agreement and Deed conveying Parcel P-13C to Frank Fernandez, said documents to be in the Authority's usual form.

6. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure". (Federal Form H-6004.)





PARCEL P-13C  
 LOCATION 44 Walker St.

USE Yard space  
 D.U.'s

AREA 1,893 sq. ft.

WIDTH

DEPTH

ACCESS

PARKING

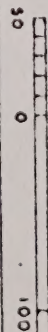
ZONING

NOTES:  
 PARCEL BOUNDARIES AND AREAS BASED  
 CITY ASSESSOR'S MAPS ARE APPROXIMATE.  
 PENDING FINAL SURVEYS.

FOR DEFINITIONS, STANDARDS & CON-  
 SEE:  
 CHARLESTOWN URBAN RENEWAL PLAN  
 PROJECT NO. MASS R-55  
 BOSTON REDEVELOPMENT AUTHORITY  
 FEBRUARY 25, 1965.

DISPOSITION  
 PARCELS  
 DATE:

Charlestown  
 Urban Renewal Area  
 Massachusetts R-55





## REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE

## REDEVELOPER AND LAND

1. a. Name of Redeveloper: Frank Fernandes
- b. Address of Redeveloper: 46 Walker St., Charlestown 02129, Mass.
2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

BOSTON REDEVELOPMENT AUTHORITY

(Name of Local Public Agency)

CHARLESTOWN MASS. R-55

in (Name of Urban Renewal or Redevelopment Project Area)

in the City of BOSTON, State of MASSACHUSETTS

is described as follows<sup>2</sup>

P-13C

3. If the Redeveloper is not an individual doing business under his own name, the Redeveloper has the status indicated below and is organized or operating under the laws of \_\_\_\_\_:

- ☐ A corporation.
- ☐ A nonprofit or charitable institution or corporation.
- ☐ A partnership known as \_\_\_\_\_
- ☐ A business association or a joint venture known as \_\_\_\_\_
- ☐ A Federal, State, or local government or instrumentality thereof.
- ☐ Other (explain) \_\_\_\_\_

4. If the Redeveloper is not an individual or a government agency or instrumentality, give date of organization: \_\_\_\_\_

5. Names, addresses, title of position (if any), and nature and extent of the interest of the officers and principal members, shareholders, and investors of the Redeveloper, other than a government agency or instrumentality, are set forth as follows:

<sup>1</sup> If space on this form is inadequate for any requested information, it should be furnished on an attached page which is referred to under the appropriate numbered item on the form.

<sup>2</sup> Any convenient means of identifying the land (such as block and lot numbers or street boundaries) is sufficient. A description of the land by name of owner or other technical description is acceptable, but not required.



- a. If the Redeveloper is a corporation, the officers, directors or trustees, and each stockholder owning more than 10% of any class of stock.
- b. If the Redeveloper is a nonprofit or charitable institution or corporation, the members who constitute the board of trustees or board of directors or similar governing body.
- c. If the Redeveloper is a partnership, each partner, whether a general or limited partner, and either the percent of interest or a description of the character and extent of interest.
- d. If the Redeveloper is a business association or a joint venture, each participant and either the percent of interest or a description of the character and extent of interest.
- e. If the Redeveloper is some other entity, the officers, the members of the governing body, and each person having an interest of more than 10%.

NAME, ADDRESS, AND ZIP CODE

POSITION TITLE (if any) AND PERCENT OF INTEREST OR  
DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

5. Name, address, and nature and extent of interest of each person or entity (not named in response to Item 5) who has a beneficial interest in any of the shareholders or investors named in response to Item 5 which gives such person or entity more than a computed 10% interest in the Redeveloper (for example, more than 20% of the stock in a corporation which holds 50% of the stock of the Redeveloper; or more than 50% of the stock in a corporation which holds 20% of the stock of the Redeveloper).

NAME, ADDRESS, AND ZIP CODE

DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

7. Names (if not given above) of officers and directors or trustees of any corporation or firm listed under Item 5 or Item 6 above.

## B. RESIDENTIAL REDEVELOPMENT OR REHABILITATION

(The Redeveloper is to furnish the following information, but only if land is to be redeveloped or rehabilitated in whole or in part for residential purposes.)

1. If a corporation is required to file periodic reports with the Federal Securities and Exchange Commission under Section 13 of the Securities Exchange Act of 1934, so state under this Item 6. In such case, the information referred to in this Item 6 and in Items 6 and 7 is not required to be furnished.



2. State the Redeveloper's estimates, exclusive of payment for the land, for:

- |   |    |
|---|----|
| a. Total cost of any residential redevelopment . . . . .              | \$ |
| b. Cost per dwelling unit of any residential redevelopment . . . . .  | \$ |
| c. Total cost of any residential rehabilitation . . . . .             | \$ |
| d. Cost per dwelling unit of any residential rehabilitation . . . . . | \$ |

2. a. State the Redeveloper's estimate of the average monthly rental (if to be rented) or average sale price (if to be sold) for each type and size of dwelling unit involved in such redevelopment or rehabilitation:

TYPE AND SIZE OF DWELLING UNIT

ESTIMATED AVERAGE  
MONTHLY RENTAL

ESTIMATED AVERAGE  
SALE PRICE

b. State the utilities and parking facilities, if any, included in the foregoing estimates of rentals;

c. State equipment, such as refrigerators, washing machines, air conditioners, if any, included in the foregoing estimates of sales prices:

### CERTIFICATION

I (We) Frank Terenzi  
 certify that this Redeveloper's Statement for Public Disclosure is true and correct to the best of my (our) knowledge  
 and belief.<sup>2</sup>

Dated: August. 4, 1975

Dated: \_\_\_\_\_

Frank Fernandez

பெரியவர்கள்

1140

46 Waller St. Chert.  
Address and ZIP Code

Autism and AP Code

Penalty for False Certification Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing its contents are false.



August 27, 1975

MEMORANDUM

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT T. KENNEY, DIRECTOR

SUBJECT: CHARLESTOWN URBAN RENEWAL AREA MASS. R-55  
DISPOSITION PARCEL P-13C  
FINAL DESIGNATION OF REDEVELOPER FOR SMALL PARCEL

Parcel P-13C is located at 44 Walker Street in the Charlestown Urban Renewal Area and contains approximately 1,893 square feet of land.

This parcel was originally part of Parcel P-13A designated to the Public Facilities Department for landscaping and yard space at the Clarence Edwards School. However, the Public Facilities Department have indicated they do not require this portion and suggested that it be offered to the abutter who was using it for parking space.

The single abutter at 46 Walker Street has been notified of the availability of subject parcel in accordance with the "Policies and Procedures for the Sale of Small Parcels" which were adopted by the Authority on November 18, 1966. A letter of interest was received from Mr. Fernandez to develop subject parcel for off street parking and yard space.

Under the Charlestown Urban Renewal Plan it is intended that Parcel P-13 be developed as a landscaped or parking area for the use of the Clarence R. Edwards School and the permitted use is Public. Therefore, under a separate memorandum to be presented at this meeting, a modification of the plan will be requested.

It is therefore recommended that the Authority adopt the attached resolution designating Frank Fernandez as redeveloper of Disposition Parcel P-13C.

ATTACHMENT